

**ORDINANCE NO. 20100819-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5914 LOST HORIZON DRIVE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2010-0017, on file at the Planning and Development Review Department, as follows:

A 6.689 acre tract of land, more or less, out of Lot 1, Great Hills Golf Course One Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5914 Lost Horizon Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are conditional uses of the Property:

Community recreation (private)	Indoor entertainment
Outdoor sports and recreation	Restaurant (limited)
Restaurant (general)	

B. The following uses are prohibited uses of the Property:

College and university facilities	Community recreation (public)
Congregate living	Group home (Class II)
Guidance services	Hospital services (limited)
Private secondary educational facilities	Residential treatment
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)

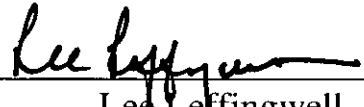
Bail bond services  
Commercial off-street parking  
Consumer repair services  
Exterminating Services  
Food preparation  
Funeral services  
General retail sales (general)  
Indoor sports and recreation  
Outdoor entertainment  
Personal improvement services  
Pet services  
Printing and publishing  
Special use historic  
Custom manufacturing

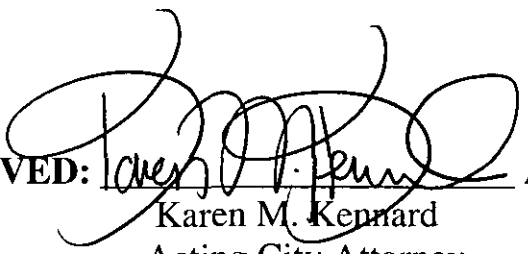
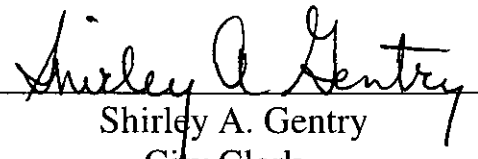
Business support services  
Consumer convenience services  
Drop-off recycling collection facility  
Financial services  
Food sales  
General retail sales (convenience)  
Hotel-motel  
Off-site accessory parking  
Pawn shop services  
Personal services  
Plant nursery  
Service station  
Theater

Except as specifically provided in this ordinance, the Property may be developed in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 30, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, August 19, 2010      §  
   §  
   §        
   Lee Leffingwell  
   Mayor

**APPROVED:**  **ATTEST:**   
                                 Karen M. Kennard      Shirley A. Gentry  
                                 Acting City Attorney      City Clerk

## FIELD NOTES

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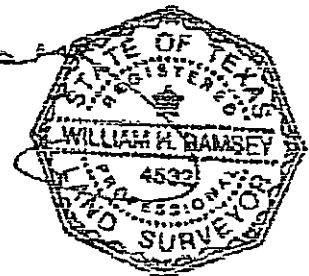
## Field Note No. 275-01R2

THENCE, departing the north lines of said Lot 1, crossing said Lot 1, S34°09'23"W, 435.91 feet to a concrete monument on the northeasterly R.O.W. line of said Lost Horizon Drive;

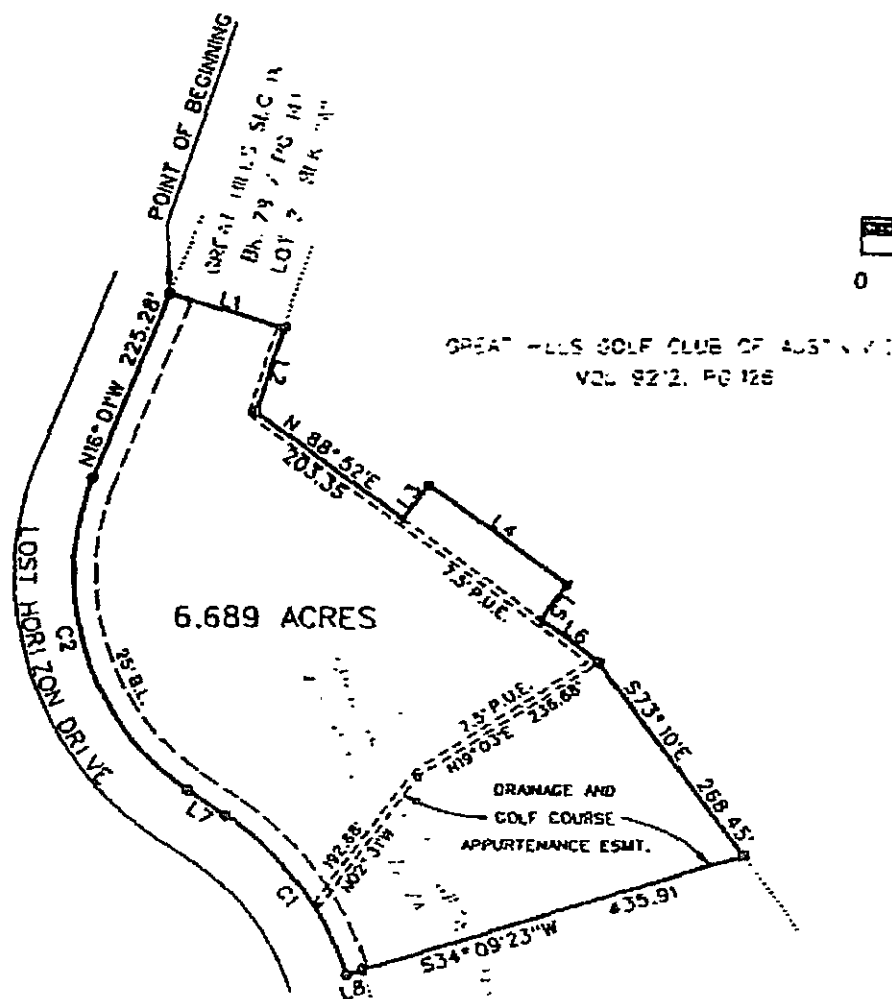
THENCE along the northeasterly R.O.W. line of said Lost Horizon Drive, being the southwesterly lines of said Lot 1 the following five (5) courses:

1. S34°09'W, 15.00 feet to an iron rod,
2. a distance of 231.86 feet along the arc of a curve to the left whose radius is 357.43 feet, central angle is 37°10' and whose chord bears N74°26'W, 227.81 feet to an iron rod,
3. S86°59'W, 50.00 feet to an iron rod for a point of curvature,
4. a distance of 399.81 feet along the arc of a curve to the right whose radius is 297.50 feet, central angle is 77°00' and whose chord bears N54°31'00"W, 370.40 feet to an iron rod, and
5. N16°01'W, 225.28 feet to the POINT OF BEGINNING containing 5.585 acres of land more or less.

*Will H. Ramsey*  
8-30-00



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	231.86	37° 10'	357.43	N74° 26' W	227.81
C2	399.81	77° 00'	297.50	N54° 31' W	370.40

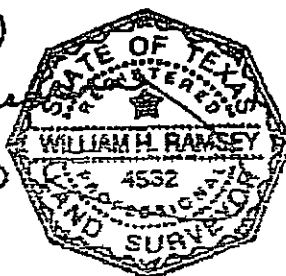


## LEGEND

- IRON ROD
- △ CALCULATED POINT
- CONC MONUMENT

LINE	DIRECTION	DISTANCE
L1	N58° 46' E	132.22
L2	S20° 03' E	100.00
L3	N01° 08' 27" W	48.33
L4	N88° 51' 33" E	150.15
L5	S01° 01' 35" E	48.36
L6	N88° 52' E	80.21
L7	S86° 59' W	50.00
L8	S34° 09' 23" W	18.00

*William H. Ramsey*  
8-30-00

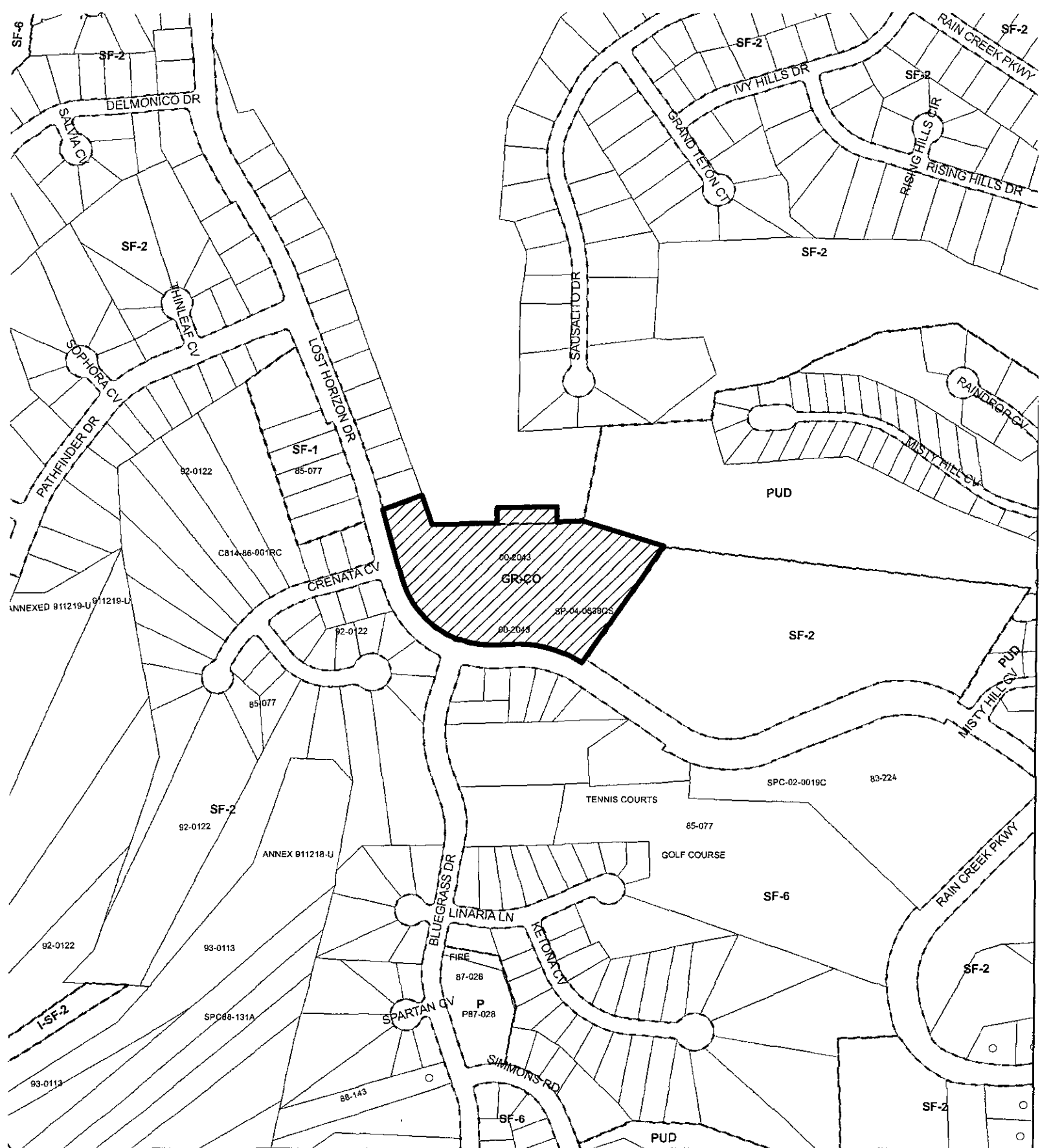


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SKETCH TO ACCOMPANY  
FIELD NOTE NO. 278-01R2

JOB NO. 278-13



 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS

**ZONING**

**Exhibit B**

ZONING CASE#: C14-2010-0017  
 ADDRESS: 5914 LOST HORIZON DR  
 SUBJECT AREA: 6.689 ACRES  
 GRID: H33-34  
 MANAGER: S. SIRWAITIS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference  
 No warranty is made by the City of Austin regarding specific accuracy or completeness